

Print Icon moves out

Print Icon, a high-end specialty printer based in Chelsea, has appointed Upside Ventures as exclusive leasing agent to sub-lease its 4,700 s/f second floor loft at 7 W. 18th St., off Fifth Avenue, in Manhattan. The space is being offered for long-term lease at \$25 per s/f or \$9,800 per month, which according to Ralph Trionfo, president of Upside Ventures, is well below current market rents.

Located in the heart of Chelsea, the full-floor loft is located within a charming nine-story, pre-war elevator building and features flexible layout options, high ceilings, wood floors, a kitchen, two restrooms, independent HVAC, dramatic columns and detailing, direct electric meters, great air and light, wide open spaces and private perimeter offices.

"The property is situated in one of the most sought-after and vibrant locations of Manhattan, with great dining, parks, entertainment, shopping and night life, and excellent subway transportation nearby," said Trionfo. "Its convenient location and outstanding amenities make this space ideal for a fashion showroom, art gallery, architect/design firm, film or production company, ad agency, photographer's studio, law firm or just about any other commercial use."

Print Icon, a Chelsea institution for almost 12 years, had occupied the second floor, ground floor and basement of 7 W. 18th St. until recently, when the company consolidated operations, leaving the entire second floor vacant.

"The tenant is currently paying a great deal more per square foot for the space, and at \$25 per s/f it's a real bargain," said Trionfo. "The space

shows very well and there's already been a lot of direct interest in the floor; but we always welcome and encourage outside broker participation."



7 W. 18th St.

Vol. 51, No. 11 • 68 pages in 3 Sections

WEDNESDAY, OCTOBER 27, 2004

\$1.75

REAL ESTATE WEEKLY

THE ONLY WEEKLY REAL ESTATE NEWSPAPER IN THE U.S.
SERVING AMERICA'S #1 MARKET